041.0	0001	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	925,500 / 925,500
					USE VALUE:	925,500 / 925,500
					ASSESSED:	925,500 / 925,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		RAWSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ABRAHAMIAN SETA
Owner 2:	
Owner 3:	
Street 1:	418 OLD CONNECTICUT PATH
Street 2:	
Twn/City:	WAYLAND
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01778 Type:

PREVIOUS OWNER

Owner 1:	KUNDAKJIAN SETA -
Owner 2:	ABRAHAMIAN GEVORG -
Street 1:	5 BOSTON AVENUE #B
Twn/City:	MEDFORD
St/Prov:	MA Cntry:
Postal:	02155

NARRATIVE DESCRIPTION

This parcel contains 4,230 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4230.000	488,000		437,500	925,500
Total Card	0.097	488,000		437,500	925,500
Total Parcel	0.097	488,000		437,500	925,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 419.16 | /Parcel: 419.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 27651

GIS Ref

GIS Ref

Insp Date 11/10/18

!3386!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 041.0-0001-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	488,000	0	4,230.	437,500	925,500	925,500	Year End Roll	12/18/2019
2019	104	FV	365,000	0	4,230.	464,900	829,900	829,900	Year End Roll	1/3/2019
2018	104	FV	365,000	0	4,230.	339,100	704,100	704,100	Year End Roll	12/20/2017
2017	104	FV	342,200	0	4,230.	295,300	637,500	637,500	Year End Roll	1/3/2017
2016	104	FV	342,200	0	4,230.	251,600	593,800	593,800	Year End	1/4/2016
2015	104	FV	304,800	0	4,230.	246,100	550,900	550,900	Year End Roll	12/11/2014
2014	104	FV	304,800	0	4,230.	202,400	507,200	507,200	Year End Roll	12/16/2013
2013	104	FV	317,200	0	4,230.	192,500	509,700	509,700		12/13/2012

PRINT

Date	Time
12/10/20	18:39:15

LAST REV

Date	Time
04/09/19	13:42:57
apro	
3386	

USER DEFINED

Prior Id # 1:	27651
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KUNDAKJIAN SETA	44020-10		11/2/2004	Family	1	No	No		
KUNDAKJIAN SETA	37106-1		11/20/2002	Family	1	No	No		
DONATO PAUL J/E	25746-331		10/19/1995		220,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/24/2003	48	Siding	14,000					VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
3/27/2009	Meas/Inspect	201	PATRIOT
3/11/2004	External Ins	BR	B Rossignol
4/22/2000	Inspected	276	PATRIOT
2/20/2000	Measured	264	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4230		Sq. Ft.	Site		0	80.	1.29	1									437,521						437,500	

Total AC/HA: 0.09711 | Total SF/SM: 4230 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 437,521 | Spl Credit | Total: 437,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12554348
Const Adj.:	0.99980003
Adj $ / SQ:	191.304
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	599473
Depreciation:	111502
Depreciated Total:	487971

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

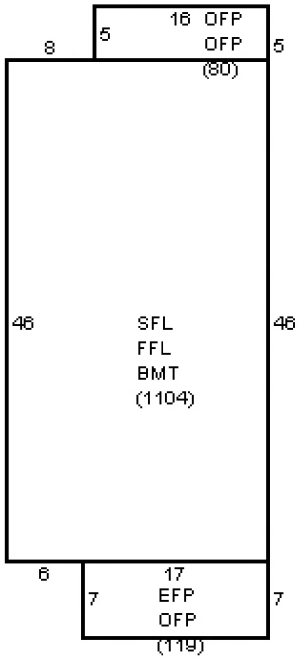
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	191.30
Special Features:	0	Val/Su Net:	131.54
Final Total:	488000	Val/Su SzAd	221.01

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	57.390	63,360
FFL	First Floor	1,104	191.300	211,200
SFL	Second Floor	1,104	191.300	211,200
OFP	Open Porch	279	22.410	6,252
EFP	Enclos Porch	119	50.090	5,961

Net Sketched Area:	3,710	Total:	497,973
Size Ad	2208	Gross Are	3710	FinArea	2208
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

041.0-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc